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**FROM:** Planning Staff, Jason Boal  
**TO:** Board of County Commissioners  
**RE:** Zoning Code Update  
**DATE:** January 20, 2015  
**MEETING:** January 20, 2015

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Attached are several documents that PZC and Staff have produced over the last year. This should help provide insight into where we started and the progress we are making.

- Land Use Code Revision Process
- Findings Report for Teton County Land Use Code Analysis
- Next Steps, Outline for the new Land Use Code
- Proposed Process For Land Use Code revisions (7-22-14)
- Proposed Character Areas (these will be revisited)
- Proposed Division options (these will be revisited)
- Teton County Land Use Code Draft Outline



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**FROM:** Planning Staff, Jason Boal  
**TO:** Teton County Planning & Zoning Commission  
**RE:** Teton County Land Use Code Revision  
**DATE:** March 20, 2014

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This is a **PROPOSED** process for Teton County Land Use Code Revisions:

There are two major parts of the Land Use Code (Titles 8 & 9) revision:

- 1) Reviewing/changing the text of the Land Use Codes (this may include additions, deletions, and revisions)
- 2) A revision of the Teton County Zoning Map

The benchmarks for the process are as follows:

**1. Project Kick-Off and Orientation (December 2013)** This phase is where the Teton County Planning & Zoning Commission (P&Z) will familiarize themselves with the Comprehensive Plan, the existing Land Use Codes and other zoning examples available.

**2. Issue Identification (January-March 2014)** During this phase P&Z will review the Comprehensive Plan's Action Items to determine which items are of the highest priority moving forward. This will include scoring a list of action items from the Comprehensive Plan and discussing the "rankings" to create a master list.

**3. Existing Land Use Codes Analysis (January-March 2014)** At the same time P&Z is identifying issues they will be analyzing the current Land Use Codes. This will include a thorough evaluation of the current code and related regulations: the subdivision regulations, zoning district, overlay zones and uses. The analysis of the Comprehensive Plan and the current codes will result in a report that will be reviewed by Code Studio, then presented to the BoCC and the public.

**3b. Public Outreach (March-April 2014)** It will be key to work closely with the public throughout this whole process of revising the Land Use Code. However, once P&Z has create the specific report in step #3 specific outreach meeting will be scheduled. P&Z will work with citizens and stakeholders to identify their main issues and problems associated with the current Land Use Codes, through a variety of outreach methods, including interviews and community meetings.

**4. Outline of new Land Use Code (May-June 2014)** The organization, implementation tools and format of the new Code will be determined, based on a review of similar models and the findings from the previous phases. An outline will be prepared that includes:

- an overview of the organization of the Code
- descriptions of all zoning districts
- recommendations for revisions to related ordinances (subdivision, urban design, etc.)
- examples of what outcomes are desired from the Code that highlight the action items from the Comprehensive Plan.

This outline will also be reviewed by Code Studio prior to a presentation to the BoCC and to the public.

**4b. Public Outreach (July-August 2014)** As in 3b. It will be key to work closely with the public throughout this whole process of revising the Land Use Code. Once P&Z has create outline in step #4 specific outreach meeting will be

scheduled. P&Z will work with citizens and stakeholders to identify any additional ideas that may need to be included into the new code, through a variety of outreach methods, including interviews and community meetings.

**5. Code Drafting (July- December 2014)** The outline developed above will be conveyed to Code Studios for their assistance in drafting a new Teton County Land Use Code. We anticipate it being an iterative process, working from the outline to more detailed code language and illustrations. This process will break the code drafting into 3 “Modules” that will be presented to P&Z individually. They will be asked to review and comment on the modules as the coding progresses. Drafts should be annotated to highlight the differences between existing and revised standards, explain the reasoning behind specific changes, and identify issues or questions that still need to be addressed. As part of this task, draft sections of the Code will be “test-mapped” by applying new district regulations or standards to specific projects and/or locations within the County. Drafts will be adjusted as necessary based on the results of the test mapping process.

Both new and revised sections will need to be packaged into a single coherent and readable document, with consistent format, table numbering and cross-references. The complete draft will go through public and commission/board review prior to adoption.

**5b. Public Outreach (July-December 2014)** As P&Z receive the different “Modules” back from Code Studio they will schedule public meetings to gain the public input on the code section as it is written. By reviewing these “Modules” individually it will be easier to obtain public input on the specific sections and it will allow the public hearing process to move forward smoother as well, due to the familiarity of the code.

**6. Land Use Code Revisions, Adoption and Implementation (January- April 2015)** The new Land Use Code text will be adopted in advance of the zoning map, but will not be applied until the map is adopted. The Code will go through the public hearing process before the P&Z and the BoCC.

**7. Draft Zoning Map (April- June 2015)** The Zoning Map will be updated with the use of the County’s Geographic Information System (GIS) to compare proposed map changes to existing land uses, lot sizes and other conditions. A goal of the process is to minimize the creation of nonconformities (uses that would have been allowed under the previous standards but not under the new ones) and to match new or revised districts to existing or approved land use patterns, consistent with the Comprehensive Plan.

**7b. Public Outreach (May-July 2015)** As with previous steps It will be key to work closely with the public throughout this whole process of revising the Land Use Code. Once P&Z has devised a Land Use Zoning Map in step #7, specific outreach meeting will be scheduled. P&Z will work with citizens and stakeholders to identify concerns and input to any new or different zoning designations. This will happen through a variety of outreach methods, including interviews and community meetings.

**8. Zoning Map Revisions, Adoption and Implementation (June- August 2015)** The review process will involve presentations to the public, and then an official public hearing before the P&Z C prior making a recommendation to the BoCC.



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**FROM:** Teton County Planning and Zoning Commission and  
Planning Staff, Jason Boal

**RE:** FINAL Findings Report for Teton County Land Use Code Analysis.

**DATE:** April 23, 2014

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### Introduction

From 2010-2012 Teton County went through an extensive rewrite of the County's Comprehensive Plan. The revised Comprehensive Plan reflects an understanding of the goals, desired policies, and character of Teton County obtained after the development boom that impacted the county in the mid-2000's. The result of this work created a need to update the County's Land Use codes including its Subdivision and Zoning Code. A Greater Yellowstone HUD grant awarded in the fall of 2011 included funds to contract Code Studio to assist Teton County in the land use code revision effort. A draft code was developed and submitted to the county in the fall of 2013 by Mr. Stephen Loosli at the behest of the County Commission. At present the county P&Z anticipates that the code revision process will be a year and a half long process.

The objective of this report is to outline the issues or problems that were identified with the current zoning code, by the Teton County Planning and Zoning Commission. A secondary objective of this report is to identify portions of the Comprehensive Plan that are of a high priority to focus on through the revision process.

#### **Process for obtaining information for this report:**

- Review of the 2012 Comprehensive Plan;
- Ranking of the Action Items identified in the Comprehensive Plan;
- Review of the Zoning Code, and the Subdivision Ordinance;
- Extensive Planning and Zoning meetings.

### What Was Heard

Planning and Zoning Commission discussion at public meetings and workshops held from January through March of 2014 revealed three foundation topics and an additional four goals on which there is substantial agreement, and other topics and goals on which opinions vary. It should be noted that the three foundation topics were also identified in the Comprehensive Plan Update in 2010. They are:

1) The Agricultural Heritage of the Valley is key. Teton County offers a unique mix of mountain resort town with a strong agricultural heritage that is unmatched in the west. It will be important to remember this heritage and try to incorporate it into future development. . In the past this history and heritage were not considered in the approval of developments, resulting in land use patterns that did not properly reflect the- heritage of the valley.

2) Recreational Opportunities are important for the Valley. Recreational opportunities are important for the residents of the valley as well as those who come to visit. The amount and diversity of recreational opportunities available in the valley or in close proximity to the valley are a very unique resource that not many communities have.

3) The Economic Development of the Valley needs to be a priority. There is a strong desire to create a diverse and healthy economy in the County. Land use regulations can play a key role in providing new opportunities to existing businesses as well as attracting new businesses to the valley. It is also recognized by the Planning and Zoning Commission that increasing educational opportunities in the valley will aid in the economic development of the community.

### Goals with Substantial Agreement

#### **1. The Zoning Code is not always clear in regards to the process or the requirements.**

The current code can be difficult to interpret for the public, developers and staff, which might be a result of piecemeal changes implemented since the ordinance was originally adopted. There need to be clear definitions regarding the type of development, the requirements for each specific type of development and the process of approval for each type of development. The process needed for each type of development (CUP, Variance, Subdivision, etc.) needs to be reviewed and procedural revisions should be considered to improve efficiency. Also, the studies that are currently required need to be reviewed to ensure their effectiveness as well as justifying the burden they are placing on a land owner.

#### **2. The Zoning Code does not provide usable options for developing or dividing land.**

The current code has two main land division options a) the subdivision process or b) a one-time lot split. These two options may not adequately fit the needs of the citizens in the valley. Large land owners and the agricultural community have expressed a desire for more flexibility to divide off a piece of land to avert financial struggles and to keep the remainder of the land in production. Although the One-Time-Only lot split may provide an option, the limit on the number of lots (2) and the amount of times it can be used (1), result in a tool that has limited reach. One option to fill this gap may be a Large Lot Split. This would allow a property owner in the A-20 zone to divide off several parcels with limited requirements. This option could be used more than once so that there is no need to utilize the maximum number of new parcels at one time. A Short Plat option, which would allow a few lots to be developed with limited criteria may also be a possibility in the higher density zones. By utilizing an incentive approach with large lot divisions we can a) provide a streamlined “easier” option for land owners AND b) preserve agriculture and the rural nature of the county. As long as the ordinances are written well this should provide win-win situation for all. It will also be important to ensure that the code clearly explains boundary line adjustments and agricultural splits, as well as subdivisions.

#### **3. The new code needs to do a better job of protecting and promoting the resources Teton County has.**

The county has a vast number of resources: Agricultural, Cultural, Economic, Historic, Natural and Recreational. The new code needs to be very clear about what the community is looking to preserve and protect. The code should also provide flexibility in promoting and preserving these resources as opposed to just a regulatory approach. The existing code relies heavily on density to protect and preserve. This approach has not worked, especially the PUD ordinance which uses the existing density as the starting point and allows increased density with concessions that are

selected by the developer. The overlay districts in the existing code need to be reviewed as well to ensure their effectiveness in preserving and protecting the resources of Teton County. Currently all development in identified overlays must conduct a study with specified criteria, however not all development is the same, and there need to be mechanisms for exempting property from conducting a study if the impacts can be limited in other ways (ie: percentage of property dedicated as open space, decreased density, or even proper design). The perceived ambiguity of the desired findings of the studies also need to be addressed. Providing clear criteria for protecting the various resources, along with the option of conducting a study to devise modified criteria to produce an acceptable alternative approach to mitigating the impacts may be a way providing options while eliminating ambiguity.

#### **4. The new code should allow for flexibility and creativity in the design.**

The subjective nature of the existing PUD ordinance and the one size fits all subdivision process has not been effective in producing favorable products for the community. Instead, there should be some “off the shelf” options available and then if the impact (density, number of lots, or areas of concern) increases, the requirements also increase (additional open space, amenities, studies, etc.). The design of new development should 1) take into consideration the historic use of the land, 2) allow continued production of the land, and 3) fit that individual parcel.

#### **5. The new code needs to provide a more useful mechanism for revising existing undeveloped subdivisions.**

Although there are existing provisions in place to allow a subdivision to go through the process of plat revision, there needs to be a review of this section to ensure it provides adequate incentives. The incentives that should be considered include financial, timing, and flexibility of requirements. In return the County should be able to receive public dedications including open space (of all sorts), trails and parks, better designed projects, and better phased projects. This would allow the land to stay in production or to be better maintained.

### **Areas of less consensus**

It has become apparent that the following items will be the sticking points of the new code. It should be mentioned that there was consensus by the Teton County Planning and Zoning Commission in identifying these items, there seemed to be a common understanding that the way these items are currently being administered is not as effective as it could be, and that there was a common understanding for the basic need of these items. Given these three findings it is hoped that conversation, education and compromise on all sides will limit the contentious nature of these items.

**1. Wildlife Habitat Overlays-** The current ordinance does not communicate effectively the desired criteria or establish a base line requirement for the studies that are required in the overlay zones. It is important to understand the county’s jurisdiction and interest in wildlife habitat versus the State of Idaho’s jurisdiction and interest in wildlife. Some wildlife habitat is more sensitive (upland game birds) than other habitat. It is important to understand how preserving habitat affects the wildlife’s impact on public safety and land owners. As mentioned before, providing base requirements that are manageable, then offering the option for additional studies that provide clear mitigation results may be one way of finding common ground on this issue.

The areas currently identified in the overlay zones are of unique interest to the community, however the rights of the property owner cannot be ignored.

**2. Large Lot Splits-** Although there was consensus on the need for a large lot split provision, the details of how it would work need to be fine-tuned. The desire to provide land owners a mechanism for a quick sale of land to raise capital was universal, however the concerns for abuse are great.

**3. Scenic Corridor-** The specific language of the required review and restriction of building design along the State Highways and Ski Hill road was brought up as a concern by some P&Z members. In some portions of the county these restriction may have a greater impact than other portions. On the other hand the view corridors have been described as an important aspect to the quality of life here in Teton Valley and can be key economic driver. This portion of the code should be reviewed to determine if the current language is really effective in preserving important vistas. Other methods, such as “proper” site design may be a more effective method of preserving Teton County’s views.

**4. Open Space-** Open space is defined and valued differently by everyone. Ambiguously defined open space can lead to problems when requirements and incentives are based on how much open space is being provided. The new ordinance should clearly define open space. It may also include a hierarchy of open space where land in agricultural production, preserved habitat or dedicated easements are given a higher value than a maintained field or a privately owned lot that utilizes a building envelope to preserve portions of the lot.

## Zoning Code Analysis

During discussion of future zoning districts, there were several key things to consider: 1) the current code does not consider the location of the property (both large scale and small scale). There are portions of the valley that are very different. By utilizing the “Framework Map” in the 2012 Comprehensive Plan, the county can be categorized based on the general character of the land. 2) The P&Z Commission did not express a strong desire to adjust the current “entitlements” of density (i.e. 1 house per 2.5 or 20 acres). By utilizing the current densities there should not be a perception of “down-zoning”. 3) There needs to be a break from the idea that density is tied to minimum lot size. If Teton County is going to encourage good design and diverse developments that fill market needs, there needs to be flexibility with the minimum lot size.

### Exiting Zones-

A-20 Zone:  
A-2.5 Zone:  
C-1 Zone:  
C-2 Zone:  
C-3 Zone:  
M-1 Zone:

### Anticipated Zones-

Commercial/Industrial/Manufacturing:  
Foothills 20:  
Foothills 2.5:  
Mixed Ag/Rural Neighborhood 20:  
Mixed Ag/Rural Neighborhood 2.5:  
Mixed Ag/Wetland 20:  
Mixed Ag/Wetland 2.5:  
Rural Ag 20:  
Rural Ag 2.5:  
Rural Neighborhood 20:  
Rural Neighborhood 2.5:  
Town Neighborhood 20:  
Town Neighborhood 2.5:

**Commercial zones-** The commercial portion of the zoning code will also be reviewed and modified. There was significant conversation about the need for commercial/manufacturing/industrial zoned property in the valley. There will need to be significant coordination between the County and each of the cities to ensure there is an adequate supply of properly zoned properties. There will need to be continuing conversations and decisions made about what uses are appropriate in the County and what are appropriate in the cities. The County does not want to see commercial “sprawl” to the rural portions of the county, yet recognizes that there is a need for some commercial/manufacturing/industrial uses to locate in the County. Areas of the county that are zoned for commercial/manufacturing/industrial uses in the future should utilize similar incentives (financial, timing, and flexibility of requirements) to attract businesses to these areas, as opposed to looking into other portions of the County.





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**FROM:** Planning Staff, Jason Boal  
**TO:** Teton County Planning & Zoning Commission  
**RE:** Next step, Outline of the New Land Use Ordinance  
**DATE:** April 21, 2014

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**Step # 4. Outline of new Land Use Code (*May-June 2014*)** The organization, implementation tools and format of the new Code will be determined, based on a review of similar models and the findings from the previous phases. An outline will be prepared that includes:

- An overview of the organization of the Code
- Descriptions of all zoning districts
- Recommendations for revisions to related ordinances (subdivision, urban design, etc.)
- Examples of what outcomes are desired from the Code that highlight the action items from the Comprehensive Plan

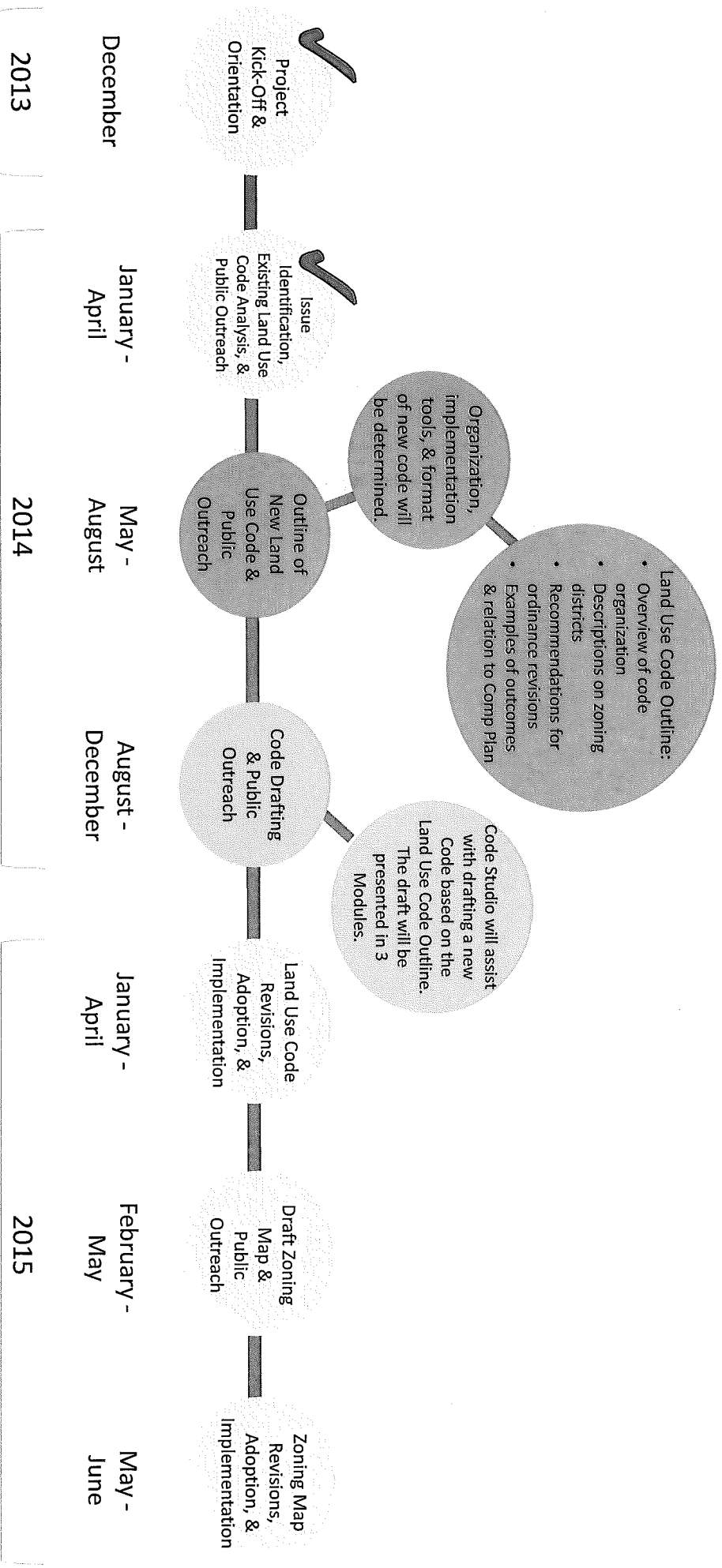
The Revised Land Use Code Outline is the second report to be produced by The Teton County Planning and Zoning Commission and Planning Department. The outline will summarize the proposed organization, content and format of the revised Land Use Code. It will cross reference the existing code, Comprehensive Plan as well as identifying issues that will need to be addressed. The Outline will keep some of the concepts in the existing code, but clarify the language. The new ideas that are added will need to be further constructed as we continue through the revision process. They are not finalized at this point. The Outline is not a final document. It is a document that will be utilized for public comment. Many revisions will take place prior to the adoption of the final Land Use Code.

This document is a much more technical document. It is proposed that Teton County Planning Department takes the lead on this portion of the process. This will allow the Planning Department to draft the organization, technical information, cross references, and case studies, while the Planning and Zoning Commission will review the document, propose modifications and present new or missing concepts.

The list of proposed Zoning Districts is based on a) the 2012 Comprehensive Plan and b) the existing Zoning Ordinance. These zones are designated as a response to the goals and policies of each of these documents. There is a necessity to provide a continuance of existing uses while

looking forward toward to new goals and policies for new development. These new districts are intended to find a balance between the existing uses while fostering new development types.

I would like to suggest that we move forward with the assumption of using existing densities, while recognizing that we will need to finalize these densities at the conclusion of the "Outline phase". This will allow me to draft the outline and provide case studies of certain zones. These case studies can then be used in the discussion about densities. By providing specific examples there can be a more substantive conversation about densities, as opposed relying on antidotal examples.



# Proposed Process for Teton County Land Use Code Revision

Teton County Planning Department | July 22, 2014

# Teton County PROPOSED Residential Land Use Characteristic Areas (July 2014)

The following charts display the proposed "character areas" of Teton County. Teton County Planning and Zoning Commission recognizes that not every parcel of land in the county is the same. There are areas that have similar features however, such as the foothills or the wetlands. By tailoring the requirements for development to these specific areas it is easier to protect the public (physically and fiscally), encourage unique developments and maintain the aspects of the valley we all enjoy.

The first steps in tailoring these requirements, is to identify the assets and priorities in each of these areas. What makes these areas unique and what is important to maintain? Once we have a sound understanding of the assets and priorities we can identify uses and the criteria for development.

Proposed		Existing				
Title	Description	Features Unique to this Zone	Priorities in this zone	Uses	Comp Plan	Zoning
Agriculture/Rural Neighborhood	The Agricultural/Rural Neighborhood (ARN) Zone is established to maintain the rural atmosphere and high quality of life desired by the citizens of Teton County by establishing a residential area that is mixed with agricultural uses. The specific intent in establishing the Agriculture/Rural Neighborhood (ARN) Zone is for the following purposes: Provide a place in the county where residential dwellings may be constructed in harmony with agricultural use; Provide for the protection of the groundwater resources by requiring larger lots when septic tank drain fields are used; Facilitate providing services to residential development for street maintenance, fire and police protection, and other available services; Provide a zone where residents can have farm animals in keeping with optimum intensity of use, conduct agricultural activities and protect some of the most productive agricultural area in Teton County.	<ul style="list-style-type: none"><li>• Agriculture</li><li>• Streams/creeks</li><li>• Rural lifestyle</li><li>• Natural vegetation</li><li>• View sheds</li><li>• Protect large agricultural parcels</li><li>• Wetlands</li><li>• River/stream/creek corridors</li><li>• High groundwater</li><li>• Agricultural uses</li><li>• Natural vegetation</li><li>• Wildlife habitat</li><li>• Viewsheds</li></ul>	<ul style="list-style-type: none"><li>• Keep land in production</li><li>• Congregate development</li><li>• Maintain/preserve stream corridors</li></ul>	<ul style="list-style-type: none"><li>• Agricultural uses</li><li>• Animal husbandry</li><li>• Low density single-family housing</li><li>• Public utilities</li></ul>	Mixed Ag/Rural Neighborhood	A-2.5, A-20
Agriculture/Wetland (AW)	The purpose of the Agricultural Wetlands (AW) Zone is to establish areas in Teton County where development may be limited due to the remoteness of services, topography, jurisdictional wetlands and other sensitive environmental issues. The specific intent in establishing the Agricultural Wetlands Zone is for the following purposes: Protect the present and future water supply of the county and surrounding counties; Protect natural features and sensitive environmental areas; Protect the county grazing land; Avoid excessive costs for public services which result from excessive scattering of residential dwellings in remote areas; Prevent excessive soil erosion and water pollution; Promote the raising and keeping of domestic and wild animals and fowl in keeping with optimum intensity of use, consistent with recognized range management practices; Prevent the necessity of having to pay excessive taxes on grazing lands; Preserve and protect recreational opportunities; Allow residential development on a limited basis when services are not readily available but are appropriately addressed by the developer to the satisfaction of the county; Residents of the proposed development would have essential services provided at a level that would not impact their health, safety and welfare, and to provide these services would not be fiscally irresponsible for the County.	<ul style="list-style-type: none"><li>• Wetlands</li><li>• River/stream/creek corridors</li><li>• High groundwater</li><li>• Agricultural uses</li><li>• Natural vegetation</li><li>• Wildlife habitat</li><li>• Viewsheds</li></ul>	<ul style="list-style-type: none"><li>• Protect property and lives from water</li><li>• Preserve agricultural uses</li><li>• Protect water</li><li>• Maintain function of drainage and stream corridors</li><li>• Maintain Teton River corridor</li><li>• Preserve natural vegetation AND wildlife habitat</li><li>• Preserve viewsheds</li></ul>	<ul style="list-style-type: none"><li>• Agricultural uses</li><li>• Animal husbandry</li><li>• Low density single-family housing</li><li>• Parks</li><li>• Recreational Facility</li></ul>	Mixed Ag/Wetland	A-2.5, A-20
Foothills	The Foothills (F) Zone is established for development the eastern and northern slopes of the Big Hole Mountains, the western slope of the Teton Range and the northern slope of the Snake River Range, which may or may not have services readily available. Development should be in harmony with mountain settings and adverse impacts shall be mitigated. The specific intent in establishing the mountain zone is for the following purposes: Provide an appropriate location within the unincorporated area for the development of recreational and mountain residential dwellings in clusters; Prevent excessive scattering of mountain dwellings accompanied by excessively long streets, and infrastructure; Prevent soil erosion generated from excessive streets and soil displacement; Protect the vegetation and aesthetic characteristics of the county canyons and mountains; Encourage the protection of wildlife, plant life, surface water and groundwater; Protect the health, safety and welfare of the residents of the county by allowing development that will have appropriate access to and from the development and provide appropriate fire and emergency access; Discourages developments in isolated areas of the county where essential services are not readily available and would be fiscally responsible and/or burdensome for the county to provide such services.	<ul style="list-style-type: none"><li>• Public land access</li><li>• Woodlands</li><li>• Streams</li><li>• Steep slopes</li><li>• Natural vegetation</li><li>• View sheds</li></ul>	<ul style="list-style-type: none"><li>• Protect lives and homes from wildfire</li><li>• Protect slopes</li><li>• Maintain natural vegetation</li><li>• Maintain public access</li><li>• Minimize visual impact of development (reflective surfaces, height, color, etc.)</li></ul>	<ul style="list-style-type: none"><li>• Agricultural uses</li><li>• Animal husbandry</li><li>• Single-family dwellings</li><li>• Pasture and rangeland</li><li>• Natural parks</li><li>• Recreational facilities</li><li>• Wildlife-Urban interface</li></ul>	Foothills	A-2.5, A-20
Rural Agriculture (RA)	The Rural Agriculture (RA) Zone is established to provide areas in which agricultural/rural land uses are encouraged and supported within Teton County. This section sets forth guidelines and restrictions to protect agricultural/rural uses from encroachment of urban sprawl. Uses permitted in the Rural Agriculture (RA) Zone, in addition to agricultural uses, must be incidental thereto and should not detract from the basic agricultural/rural character of the zone. The specific intent in establishing this zone is for the following purposes: Discourage developments in isolated areas of the county where essential services are not readily available and would be fiscally responsible and/or burdensome for the county to provide such services; Provide a location where the cultivation of crops and the raising and keeping of livestock and related uses can be protected and encouraged; Protect native habitat; Prevent the necessity of having to pay excessive taxes on agriculture and grazing lands; Preserve the beauty of the rural agricultural lands in Teton Valley.	<ul style="list-style-type: none"><li>• Agriculture (high intensity farming on large and small scales)</li><li>• Very productive land</li><li>• Low density</li><li>• Areas of natural vegetation and wildlife habitat</li><li>• View sheds</li></ul>	<ul style="list-style-type: none"><li>• Keep land in production</li><li>• Maintain rural nature</li><li>• Maintain view corridors</li><li>• Maintain Teton River corridor</li><li>• Maintain existing areas of natural vegetation</li></ul>	<ul style="list-style-type: none"><li>• Agricultural uses</li><li>• Animal husbandry</li><li>• Low density single-family housing</li></ul>	Rural Ag	A-2.5, A-20
Rural Neighborhood (RN)	The Rural Neighborhood Zone is established to preserve the high quality of life for the citizens of Teton County by allowing residential development near the incorporated areas, while maintaining the rural atmosphere of Teton County. It is intended to: Provide a place in the county where residential dwellings may be constructed in harmony with agricultural use; Provide for the protection of the groundwater resources by requiring larger lots when septic tank drain fields are used; Facilitate providing services to residential development for street maintenance, fire and police protection, and other available services; Provide a zone where residents can have farm animals in keeping with optimum intensity of use, conduct agricultural activities and protect some of the most productive agricultural area in Teton County.	<ul style="list-style-type: none"><li>• Rural (residential) character</li><li>• Higher densities compared to other portions of Teton County</li><li>• Some public utility availability</li><li>• Well established transportation resources</li><li>• Stream corridors</li><li>• Agriculture</li><li>• Animal husbandry</li><li>• Viewsheds</li></ul>	<ul style="list-style-type: none"><li>• Maintain rural residential character</li><li>• Maintain agricultural uses</li><li>• Maintain residential/agricultural harmony</li><li>• Maintain/improve multimodal transportation access</li><li>• Maintain stream corridors</li><li>• Maintain viewsheds</li></ul>	<ul style="list-style-type: none"><li>• Agricultural uses</li><li>• Animal husbandry</li><li>• Rural density single-family housing</li><li>• Parks</li><li>• Recreational facilities</li><li>• Public utilities</li></ul>	Rural Neighborhood	A-2.5, A-20

## **Teton County Land Use Ordinance**

### **Existing Options vs. Proposed Division Options**

The following charts display the proposed land division options that are currently being discussed by Teton County Planning and Zoning Commission, as well as the current options. The descriptions of the divisions are:

1. One Time Only (OTO)- All existing lots, that are at least 20 acres in size, that have not previously executed a OTO division shall be eligible to divide of one new parcel through the OTO process. The OTO can only be utilized once and the minimum lot size of the newly created parcel must relate to the underlying zone in which it is being created in (i.e.: 2.5 or 20). The required information/dedication would be similar to what is required currently (survey, approval from Health Dist., Fire Dist., and County).
2. Land Division- Land Divisions can be utilized to create more than one (1) parcel abut fewer than \_\_\_\_\_ (Five, 5? Total lots). The parcels must be at least 150% size of the underlying designation the fall in (i.e.: 30 acres for the 20 acre and 3.75 for the 2.5 acre designation). These divisions may be utilized at one time or spread out through time. The required information/dedication would be similar to what is required in the OTO process, with additional items to ensure the mitigation of the impact of additional lots.
3. Short Plat- A short plat procedure can be utilized to create one (1) to \_\_\_\_\_ (eight, 8? Total lots) lots in a small scale subdivision. The minimum lot size the minimum lot size of the newly created parcel must relate to the overlay zone it is being created in (i.e.: 2.5 or 20). The required information/dedication would be less than is required for a full subdivision.
4. Full Plat- The creation of a subdivision creating one (1) or more lots. Full plats would be required when: the other division options have been previously utilized, public dedication is required, the creation of more than \_\_\_\_\_ (eight, 8?) lots regardless of previous division options, as well as possible other factors. The required information/dedication would be similar to what is currently required.

**The exact number of possible divisions has yet to be determined. We would like public feedback on the division options and the amount of lots allowed through each of the processes.**

A-2.5 Density <b>PROPOSED</b>				
Acres	One time Only	Land Division	Short Plat	Full Plat
1 to 4.99	1 new Lot	1 new Lot	1 new Lot	1 New Lot
5-7.49			2 new Lots	2 New Lots
7.5-7.99			3 new Lots	3 New Lots
8-9.9			4 new Lots	4 New Lots
10-11.99			5 new Lots	5 New Lots
12-12.49			6 new Lots	6 New Lots
12.5-14.9		2 new lots	7 new Lots	7 New Lots
15-15.9			8 new Lots	8 New Lots
16-17.49			9 new Lots	9 New Lots
17.5-19.99			10 new Lots	10 New Lots
20-22.49			11 new Lots	11 New Lots
22.5-24.99			12 new Lots	12 New Lots
25-27.49			13 new Lots	13 New Lots
27.5-29.99		4 new Lots	14 new Lots	14 New Lots
30-32.49			15 new Lots	15 New Lots
32.5-34.99			16 new lots	16 New lots
35-37.49			17 new lots	17 new lots
37.5-39.99			>>>> new lots	>>>> new lots
40-42.49				
42.5-44.99				
45-47.49				
>>>>				

A-2.5 Density EXISTING		
Acres	One time Only	Full Plat
1 to 4.99		1 New Lot
5-7.49		2 New Lots
7.5-7.99		3 New Lots
10-11.99		4 New Lots
12.5-14.9		5 New Lots
15-15.9		6 New Lots
17.5-19.99	1 new Lot	7 New Lots
20-22.49		8 New Lots
22.5-24.99		9 New Lots
25-27.49		10 New Lots
27.5-29.99		11 New Lots
30-32.49		12 New Lots
32.5-34.99		13 New Lots
35-37.49		14 New Lots
37.5-39.99		15 New Lots
40-42.49		16 New lots
42.5-44.99		17 new lots
45-47.49		>>>> new lots
>>>>		

A-20 Density <b>PROPOSED</b>				
Acres	One time Only	Land Division	Short Plat	Full Plat
1 to 39.99	1 new Lot	1 new Lot	1 new Lot	1 New Lot
40-59.99			2 new Lots	2 New Lots
60-63.99			3 new Lots	3 New Lots
64-79.99			4 new Lots	4 New Lots
80-95.99			5 new Lots	5 New Lots
96-99.99			6 new Lots	6 New Lots
100-119.99		2 new lots	7 new Lots	7 New Lots
120-127.99			8 new Lots	8 New Lots
128-139.99			9 new Lots	9 New Lots
140-159.99			10 new Lots	10 New Lots
160-179.99			11 new Lots	11 New Lots
180-24.99			12 new Lots	12 New Lots
200-219.99		4 new Lots	13 new Lots	13 New Lots
220-239.99			14 new Lots	14 New Lots
240-259.99			15 New Lots	15 New Lots
260-279.99			16 New lots	16 New lots
280-299.99			17 new lots	17 new lots
300-319.99			>>>> new lots	>>>> new lots
320-339.99				
340-359.99				
360-379.99				
>>>>				

A-20 Density EXISTING		
Acres	One time Only	Full Plat
1 to 39.99	1 new Lot	1 New Lot
40-59.99		2 New Lots
60-79.99		3 New Lots
80-99.99		4 New Lots
100-119.99		5 New Lots
120-139.99		6 New Lots
140-159.99		7 New Lots
160-179.99		8 New Lots
180-199.99		9 New Lots
200-219.99		10 New Lots
220-239.99		11 New Lots
240-259.99		12 New Lots
260-279.99		13 New Lots
280-299.99		14 New Lots
300-319.99		15 New Lots
320-339.99		16 New lots
340-359.99		17 new lots
360-379.99		>>>> new lots
>>>>		

# Teton County Land Use Code DRAFT Outline (January 2015)

## **Article 1 - General Provisions**

- Div. 1.1. Legal Provisions
- Div. 1.2. Zoning Districts Established
- Div. 1.3. Zoning Maps

## **Article 2 - Measurements and Exceptions**

- Div. 2.1. Site and Lot Dimensions
- Div. 2.2. Building Setbacks
- Div. 2.3. Build-to Zone
- Div. 2.4. Setback Encroachments
- Div. 2.5. Height
- Div. 2.6. Activation
- Div. 2.7. Neighborhood Compatibility

## **Article 3 - Rural Districts** (yet to be revised)

- Div. 3.1. AG/RN: Agricultural/Rural Neighborhood
- Div. 3.2. AG/W: Agricultural/Wetland
- Div. 3.3. FH: Foothills
- Div. 3.4. NT: Neighborhood Transitions
- Div. 3.5. RA: Rural Agriculture
- Div. 3.6. RN: Rural Neighborhood

## **Article 4 - Residential Districts** (yet to be revised)

- Div. 4.1. RS-7: Single-Family & Two-Family
- Div. 4.2. RS-5: Single-Family & Two-Family
- Div. 4.3. RM-1: Residential Multi-Family
- Div. 4.4. RM-2: Residential Multi-Family

## **Article 5 - Mixed Use Districts** (yet to be revised)

- Div. 5.1. RX: Residential Mixed Use
- Div. 5.2. NX: Neighborhood Mixed Use
- Div. 5.3. CX: Commercial Mixed Use
- Div. 5.4. DX: Downtown Mixed Use
- Div. 5.5. CC: Commercial Corridor
- Div. 5.6. CH: Commercial Heavy

## **Article 6 - Industrial Districts** (yet to be revised)

- Div. 6.1. IL: Light Industrial
- Div. 6.2. IH: Heavy Industrial

## **Article 7 - Civic/Open Space Districts** (yet to be revised)

- Div. 7.1. CIV: Civic and Institutional
- Div. 7.2. REC: Parks and Recreation
- Div. 7.3. CON: Conservation

## **Article 8 - Building Types** (yet to be revised)

- Div. 8.1. Building Type Descriptions
- Div. 8.2. Detached House
- Div. 8.3. Backyard Cottage
- Div. 8.4. Cottage Court
- Div. 8.5. Duplex: Side by Side
- Div. 8.6. Duplex: Back to Back
- Div. 8.7. Attached House
- Div. 8.8. Four-Plex
- Div. 8.9. Townhouse
- Div. 8.10. Apartment
- Div. 8.11. Live Work
- Div. 8.12. Shopfront House
- Div. 8.13. Single-Story Shopfront
- Div. 8.14. Mixed Use Shopfront
- Div. 8.15. General Building
- Div. 8.16. Building Elements
- Div. 8.17. Parking Location

## **Article 9 - Special Districts**

- Div. 9.1. AV: Airport Overlay
- Div. 9.2. Flood Damage Prevention District
- Div. 9.3. Hillside Overlay
- Div. 9.4. Scenic Corridor Design Review Overlay
- Div. 9.5. Transferred Development Right Receiving Area Overla
- Div. 9.6. Wildlife Habitat Overlay
- Div. 9.7. Wetlands Overlay
- Div. 9.8. Workforce Housing Overlay

**Article 10 - Use Provisions**

- Div. 10.1. Use Classification
- Div. 10.2. Allowed Use Table
- Div. 10.3. Residential Uses
- Div. 10.4. Public/Institutional Uses
- Div. 10.5. Commercial Uses
- Div. 10.6. Industrial Uses
- Div. 10.7. Open Uses
- Div. 10.8. Accessory Uses
- Div. 10.9. Temporary Uses

**Article 11 - Site Development** (yet to be revised)

- Div. 11.1. Access and Parking
- Div. 11.2. Landscaping and Screening
- Div. 11.3. Signs
- Div. 11.4. Outdoor Lighting

**Article 12 - Public Improvements** (yet to be revised)

**Article 13 - Administration**

- Div. 13.1. Summary of Review Authority
- Div. 13.2. General Provisions
- Div. 13.3. Common Review Provisions
- Div. 13.4. Legislative Review
- Div. 13.5. Subdivision Review
- Div. 13.6. Administrative Review
- Div. 13.7. Quasi-Judicial Review
- Div. 13.8. Administrative Appeal
- Div. 13.9. Nonconformities
- Div. 13.10. Enforcement and Penalties
- Div. 13.11. Modifications to Previous Approvals

**Article 14 - Definitions**